

Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

} ss:

MORTGAGE OF REAL ESTATE (ESCALATOR CLAUSE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ALVIN E. BURDETT

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS REST FEDERAL SAVINGS AND LOAN ASSOCIATION OF Travelers Rest, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Nineteen Thousand and No/100-----

DOLLARS (\$ 19,000.00), with interest thereon from date at the rate of 8-1/2% per centum per annum, said principal and interest to be paid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Marietta, being shown on plat entitled "Property of Alvin Burdett", dated June, 1975, prepared by W. R. Williams, Jr., and being more particularly described as follows:

BEGINNING at a point on the northern edge of Southerlin Avenue and running thence S. 48-58 W. 30 feet to an old iron pin on the southern edge of Southerlin Avenue; thence with the line of property now or formerly of a Subdivision known as Oakmont, S. 48-58 W. 76.7 feet to an old iron pin; thence continuing with said line, S. 49-01 W. 289.5 feet to an old iron pin; thence continuing with said line, S. 48-51 W. 272.9 feet to an old iron pin; thence S. 48-35 W. 343.1 feet to an old iron pin; thence S. 54-53 W. 15.9 feet to an old iron pin; thence with the line of property now or formerly of Singleton, S. 48-30 W. 435 feet to an old iron pin; thence N. 6-02 E. 842 feet to a point; thence S. 48-30 W. 229.7 feet to a point; thence N. 6-02 E. 438.7 feet to an iron pin in the center of an abandoned road crossing over two iron pins back on line; thence with the center of abandoned road as the line, S. 66-18 E. 223.7 feet to an iron pin; thence S. 76-40 E. 392.5 feet to an iron pin; thence S. 87-27 E. 141.3 feet to an iron pin; thence N. 73-10 E. 131.4 feet to an iron pin; thence with Southernlin Avenue, S. 88-13 E. 284.6 feet to the beginning corner.

This being the same property conveyed to the mortgagor herein by deed of Lucile Piddesimer Williams, dated June 21, 1974, recorded in the RMC Office for Greenville County, S.C. on June 25, 1974 in Deed Book 1001 at Page 745.

4328 RV-2